the Exchange

Central Washington

July 23 - 29, 2026

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AUCTION

COLTON, WA

SAT. AUGUST 8 - 9AM

751 Boone Hill Road, Colton, WA

See Website for Complete Listing & Pictures

www.ClintsAndLam.com

1929 Model A Coupe Fully Restored, D5 Caterpillar w/ 12' Blade, D4-7U Caterpillar, Ford 801 Tractor, 1985 Ford F250 Pickup, 2 Honda Trail 90's, 1993 Honda 300 4 Track, 2016 Honda 150 PCX. 2 Large Anvils & Cone, Shop, Household & Collectibles.

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Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

2020 TACTIC 550 4WD QUAD
Only 1700 miles, asking $4000. Please call 509-431-0403 Soap Lake

GLASS CUSTOM HAY STACKING
Two tie & three tie bales, block stacking, 24 hour service, competitive rates. Call or text, 509-512-5027 Moses Lake area

ABANDONED VEHICLE AUCTION
Piston Auto Wrecking, 10335 Road U NW, Quincy, Washington 98848. Saturday, July 25, viewing at 11am, auction at 12pm. For more information call, 509-499-8629 Quincy

DM TREE SERVICES LLC
Tree Removal, Trimming, Stump Grinding & Removal Call 509-669-4316 email: info@dmtreeservicesllp.com Lic #DMTRETS757MA

AKC ENGLISH CREAM GOLDEN RETRIEVER PUPPIES
Eight weeks & ready to go! White mother & dad, blocky build, good health history, shots, dewormed & vet checked. Come pick one out today, $1200. Call or text, 509-948-4695 Pasco

LOADED 2015 F350 PLATINUM DIESEL
50 gallon fuel tank, airbags & compressor, Tonneau, heated & cooled seats & steering wheel, Electric pre-heater, block heater, remote start, many other options, 231,000 miles, $26,950. Call or text David 509-710-6214 Loon Lake

GLASS CUSTOM HAY STACKING
Two tie & three tie bales, block stacking, 24 hour service, competitive rates. Call or text, 509-512-5027 Moses Lake area

JOHN DEERE 466 BALER
Field ready, $2500. Call 509-431-0403 Soap Lake

SHIPPING CONTAINERS
New, used & office containers, various sizes, secure storage, on ground delivery, we sell, rent, buy & move containers. Located in Moses Lake since 1986. Insta Stor Inc. 509-765-1376

2023 THMC MAGNITUDE BT36 4WD DIESEL MOTORHOME
Less than 20,000 miles. 1-1/2 bathrooms, full fridge, range & microwave, queen size mattress, loft mattress with 2 slide outs. Hardly driven, but drives very nice. Well taken care of, lots of storage, $160,000. 509-760-0128 Moses Lake

BORDER COLLIE PUPPIES
Ready to start training! Some tri-colors available, great with children, good with cattle & sheep, parents on site, working partners, males & females available. Call or text, 509-760-5939 Moses Lake

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON
(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 30, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2010 Ford Edge, BNG3684, #2FMDK4AC8ABA58851; 1972 Chevy C20 Pickup, B82907Z, #CCE242Z153309; 1976 Chevy Pickup, #CCS346Z136057

1976 MIRRO 12 FT BOAT & TRAILER
Restored boat, 1980 4-1/2hp Evinrude, 1993 restored trailer. Too much to list everything done or replaced, $3500. Call for more information, 253-686-2907 Republic

UP TO 3 MONTHS FREE STORAGE UNIT AT DEER PARK DIAMOND
Storage, & we price match! Located 1 block west of Bi-Mart, brand new units, security cameras, fenced, online bill pay, different size units to choose from, ADA units in 3 sizes. www.DeerParkDiamondStorage.com Call 509-671-7366

NEW LOCATION Aug. 7-8 2026
Online registration open now.
In person registration Friday, August 7th
COEUR D'ALENE CASINO RESORT • HOTEL
37914 S Nukwalqw St, Worley, ID 83876
the GREAT NORTHWEST GATHERING
Friday Cruise 10:00 AM
Friday Kick-Off Party 5:00 PM
Saturday Show 8:00 AM
Awards at 5:00 PM
• Live Band
• Beer Garden
• Special Room Rates
4th Annual
Online Registration: greatnwgathering.com

GARAGE/ ESTATE SALES & EVENTS

SALE BY MARTIN
Friday, July 24, 8am-2pm; Saturday, July 25, 8am-12pm. 4970 E. Shoreline Drive, Post Falls. I-90 exit Hwy 41, left on Seltice, right on Cedar, left on Woodland, right on Osprey, right on Shoreline Drive. Classic Oak dining room table with 6 chairs, bar stools, old classic cabinets, kitchens items, sofas, TVs, rugs, recliner, pictures, china cabinets, Eastlake furniture, freezer, shop tools, desk, snowblower, lawnmower, hall tree, compressor, dressers, sports equipment, marble top tables, lawn furniture, many good collectables! 509-953-0844

FARM, YARD & GARAGE MOVING SALE!
Friday, Saturday & Sunday, July 24, 25 & 26, 9am-6pm. 8712 E. Greenbluff Road, Colbert. Exactly one mile West of Becks Harvest House. Hunting, camping, fishing, 15hp Honda outboard motor, reel portable sprayer on trailer with 35 gallon tank & 100' reel, tools, household, furniture, clothes, dishes, antiques, box of old car repair manuals, re-load equipment, way too much to list!

YARD/ SHOP SALE
Saturday, August 1 only, 9am-4pm. 1124 N. Pierce Road, Spokane Valley

PACIFIC NORTHWEST ESTATE SALES
Friday, July 24, Saturday, July 25 & Sunday, July 26, 10am-3pm. 111 N. Herald Rd., Spokane Valley. World Traveller with modern pieces & hints of vintage items. Vintage secretary, garage items, power tools, hand tools, patio furniture, & more. Follow us on social media for videos of what's available!

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

SALES & AUCTION INDEX

SALES & EVENTS

July 23 & 24, 9am-3pm	Moving Sale by Spokane Estate Sales	2201 E. 42nd, Spokane
July 23, 24, & 25 8am-4pm	Storage Unit Estate Sale by Julie	6701 Heron Way, Nine Mile Falls
July 23, 8am-4pm July 24, 12pm-4pm	The Estate Company Estate Sale	5010 S. Woodfield Lane, Spokane
July 24 & 25, 8am-4pm	Community Non-Profit Fundraiser Yard Sale	12920 E. Sharp Avenue, Spokane Valley
July 24 & 25, 8am-2pm	Sale by Martin	4970 E. Shoreline Drive, Post Falls
July 24 & 25, 8am-2pm	Major Blowout Estate Sale! Phase 2!	1829 Powers Avenue, Lewiston
July 24 & 25, 9am-5pm	Garage Sale at the Farm	24606 W. Hwy 2, Reardan
July 24 & 25, 8am-3pm	Spokane Valley Moving Sale	Trent & Evergreen (follow signs)
July 24 & 25, 8am-1pm	Spokane Valley Sale	912 N. Warren Road, Spokane Valley
July 24, 25, & 26 9am-6pm	Farm, Yard, & Garage Moving Sale!	8712 E. Greenbluff Road, Colbert
July 24, 25, & 26, 10am-3pm	Pacific Northwest Estate Sales	111 N. Herald Road, Spokane Valley
July 24 & 25, 9am-2pm July 26, 9am-12pm	Used Book Sale at St. Joseph Parish Faith In Action Ministry	3720 E. Colbert Road, Colbert
July 24 & 25, 9am-3pm July 26, 9am-12pm	Relic Estate Company Sale	13120 E. 11th, Spokane Valley
July 24-28, 9am-7pm	Cheney Man Tool Sale	16220 S. Sherman Road Lot #31, Cheney
July 25, 8am-2pm	Call the Wolves Come & Howl & Find Our Treasure	2308 14th Avenue, Lewiston
July 25, 8am-3pm	Woodworking Tools Sale	2825 24th Street, Clarkston
July 25, 7am-3pm	Yard Sale in Clarkston	2824 24th Street, Clarkston
August 1, 9am-4pm	Yard/Shop Sale	1124 N. Pierce Road, Spokane Valley

AUCTIONS

July 23, 12pm	Spokane	River City Recovery & Towing Abandoned Vehicle Auction	3927 E. Wellesley
July 23, 12pm	Okanogan	Randy's Towing	2135 Elmway
July 23, 12pm	Spokane	Cloverleaf Abandoned Vehicle Auction	3927 E. Wellesley
July 25, 12pm	Quincy	Abandoned Vehicle Auction	10335 Road U NW
July 26	Online	Post Falls Secure Storage	www.AuctionDepot.net
July 29	Online	Booker Farm & Machinery Consignment Auction	BookerAuction.com
July 29, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Ave
July 30, 12pm	Okanogan	Randy's Towing	2135 Elmway
July 30, 1pm	Spokane	Always Towing & All About Towing Auction	3704 E. Everett
July 31, 12pm	Spokane	Valley Reliable Towing East Auction	13417 E. Trent
Ongoing	Online	$2.50 Online Auction	Hibid.com/Company/149203
August 1, 10am	Spokane	Spokane Mini Warehouse Public Auction	4503 E. Trent

the Exchange
Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

COMMUNITY NON-PROFIT FUNDRAISER YARD SALE
Come support the award winning Spirit of Spokane Chorus, Friday, July 24 & Saturday, July 25, 8am-4pm. 12920 E. Sharp Avenue, near Mission & McDonald, Spokane Valley. We've got just about everything you can imagine! Tools, bikes, camping gear, clothing in a variety of sizes, household items, décor, & so much more! Every purchase helps support our educational programs & our journey to the 2027 International Convention & Competition. Sale in the front & back yards, thank you for your support!

SPOKANE VALLEY SALE
This Friday, July 24 & Saturday, July 25, 8am-1pm, 912 N. Warren Road, Spokane Valley. RV trailer dolly, Gooseneck 5th wheel hitch, RV accessories, dog house & supplies, bike trailer, Samsung 55" LED TV, cotton quilt fabric, many miscellaneous items!

BUYING ESTATE CONTENTS
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

STORAGE UNIT ESTATE SALE BY JULIE
This is a special sale, different units opened each day, no units sorted yet, come discover your own treasures! Thursday, July 23, only 6 largest units open, Friday, July 24, only 12 small units, & Saturday, July 25, all units open. 8am-4pm. Saturday only, large items half price & fill a bag for $10. 6701 Heron Way, Nine Mile Falls. Something for everyone, lots of tools, some units filled with hunting gear, a boat, furniture, washers & dryers, & lots of clothing! On the cashier's table will be many tubs filled with jewelry & beads for craft making. All units packed, massive digger sale, bring your own muscle! Total Liquidation of the contents! Please be aware, there is no parking on Heron way, you must park on the east side of Hwy 291, there is a large field for parking with signage, port-a-potty on site, no water available, these units are very full, please plan accordingly

CHENEY MAN TOOL SALE
Friday-Tuesday, July 24 through July 28, 9am-7pm. 16220 S. Sherman Road, Lot #31, Cheney. Diesel gas can, tow chain, Michelin tires 205/55/16, Snark sail boat in fair condition, good quality double paned window 4x6', car buffer with pads, big floor jack, all reasonable offers considered, come to take a look!

SPOKANE VALLEY MOVING SALE
Friday July 24 & Saturday July 25, 8am-3pm, follow signs from Trent & Evergreen. Furniture, household items, brand name mens, women's & teen clothing, shoes, tools, pellet stove & home repair items

GARAGE SALE AT THE FARM IN REARDAN
Friday & Saturday July 24 & 25 from 9am-5pm. 24606 W. Hwy 2, 7-1/2 miles east of Reardan & 6 miles west of Airway Heights. Something for everyone! Toys, interior decor, clothes, old iron headboards, pictures, antique tools, old trunk, horse harness, wheels & so much more!

RELIC ESTATE COMPANY SALE
Super Fun Estate Sale in Spokane Valley, 13120 East 11th, Spokane Valley. Friday & Saturday, July 24 & 25, 9am-3pm; Sunday, July 26 9am to Noon. We accept most credit cards, debit cards, Google Pay, Cash App, most digital payment apps, we do not accept Venmo or checks. Mid Century Broyhill buffet, mid-Century table with 6 chairs & extra leaves, matching side table, vintage ceramic frosted lighted Christmas tree, mid-Century modern shelving units, vintage retro for formica table, vintage celestial armillary sphere made of metal, vintage style corner display unit featuring a triangular top shelf, Delilah Table lamps in ruby red, & many more collectibles! Outdoor metal yard art, flower pots, water cans, shepherd hooks, vintage metal sheep, metal cow, metal goat, bird houses, vintage children's books, metal duck, lots of metal plant stands, vintage metal brackets, vintage fireplace grate, collection of gnomes, vintage "Man on the Moon" poster, vintage toys, antique matching queen size bed, dresser & vanity, including other furniture. If you're a collector of bells there are over 250 to choose from! Holiday bells, metal collectible, bells, cartoon bells, heart bells, you name those bells are here as well as a collection of Mcoy pottery & other collectible pottery names. GE washer & dryer, love seat, arm chair, queen size adjustable bed, vintage step stool, dishes, pots & pans, jewelry

MOVING SALE BY SPOKANE ESTATE SALES
Thursday, July 23 & Friday, July 24, 9am to 3pm. 2201 E. 42nd, Spokane. Ashley 26" arm quilting machine, Elna 9010 Xquisit sewing machine, Bernina Virtuosa 153, kitchen hutch, quilts, washing machine, antique curved front dresser, German cuckoo clock, dinette table & chairs, jewelry, mid-Century modern cabinet & bookshelf, kitchen island, dressers, crystal, couch, Hammer dulcimer, Asian hutch, fabric, industrial flatbed cart, Sno-Tek snowblower, cases of bar glasses, adjustable dish dolly, coffee & end tables, restaurant ware, & lots of miscellaneous! Visit us online at www.Spokane-Estate-Sales.com

THE ESTATE COMPANY ESTATE SALE
5010 S. Woodfield Lane & 49th & Crestline, Thursday, July 23 8am-4pm & Friday, July 24 12pm-4pm. North gates open at 7am, wonderful Woodfield Gated Community Estate Sale! Furniture: Stressless leather reclining couch, end tables, camelback sofa, wingback chair & matching upright chair, oversized chair & ottoman, drop leaf coffee table, large custom sideboard, dining table with 6 chairs, French Provincial china cabinet & drop leaf sideboard, table with 2 chairs, Mission style bed with Sealy mattress, Bassett Mission style nightstands, 2 twin wooden beds with storage, dresser, rockers, American rustic rocker & chair, 3 pink crystal Victorian lamps, vintage mid-Century modern lamp, tree branch table lamps, marble lamps, antique wall clock, bookcase, child's rocker, square wood table, stool, upright piano. Art: Carl Funseth, John Salem, George Stouch, Botanical Prints, Debbie Dickerson Raku & more! Home Decor: Cloisonne vases, marble onyx stone vases, pedestals, stained glass, Lladros, Hummels, Lenox, Dresdan, Noritake, steins, glass globe, baskets, glassware, crystal, decanters, baskets, seashells. Other: USMC commemorative coins, costume jewelry & bagged jewelry, clothes, collector cars, vintage C&H sign, TV, linens, quilts, blankets, bedding, suitcases, Singer sewing machine, HP printer, monitors, wood file cabinet, stereo equipment, vinyl records, CD, DVD, clocks, books & bookends, vintage picnic basket, full kitchen, holiday, games, golf clubs, Titulus golf bag. Garage & outdoor: specialized bicycle, outdoor table/ chair, wood glider, pots, refrigerator, racks, ladder, yard tools, & so much more! www.HomesByNichols.com Tom, 509-475-1313

RETAIL SALES & EVENTS

USED BOOK SALE AT ST. JOSEPH PARISH FAITH IN ACTION MINISTRY
3720 E. Colbert Road, Colbert. Friday & Saturday, July 24-25, 9am-2pm; Sunday, July 26, 9am-12pm. By donation only, except $35 per box minimum for booksellers. Proceeds to benefit local charities

DONATE YOUR CAR TO VETERANS TODAY!
Help & Support our Veterans. Fast, free pick up. 100% tax deductible. Call 800-245-0398

YOU'LL FIND ALL KINDS OF TREASURES AT DISCOVERY SHOP
Visit us for clothing, accessories, jewelry, home goods, collectibles, gifts & more!Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

CASH FOR OLD MILITARY SOUVENIRS, POLICE BADGES & INDIAN
Collector buying: old Indian/ Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs, badges, license plates, military memorabilia souvenirs & flight jackets. Wood working, leather working, & blacksmith tools, pokemon & sports cards old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all Veterans who have served now & in the past! Cash today! 509-484-0160 Spokane

THE TROVE HAS SOME NEW LEGO SETS IN STOCK!
Browse three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

OVER THE MOON RELICS IS LOOKING FORWARD TO
Participating in Garland Business District's Sidewalk Sale happening this Friday & Saturday, July 24 & 25. The store will be open & Terry will have an overabundance of large pressed steel & many other items out in front of the store on clearance! We will also be clearing out some NASCAR racing items with Jeff Gordon & other drivers at the same time! We keep filling up the store with fresh new inventory, everything is going out quickly, so don't miss out! We are back to our regular hours with two AC's blasting to keep it nice & cool inside. Thank you for your unwavering support of our small shop! Our regular hours: closed Monday; Tuesday to Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm & Sunday 1pm-4pm. See you soon! 604 W. Garland Avenue, Spokane. 509-998-7660

RUSTY TREASURES IN DOWNTOWN ST. MARIES IDAHO
Features Savage 99 rifles & rare animal traps. Our featured lineup includes Savage 99 lever action rifles & rare vintage animal traps: Newhouse, Herter's, Peevy, Triumph & more. Plus, Native American jewelry, vintage hunting & fishing gear, taxidermy, art, glassware, ink wells, vintage still banks, furniture, & decor with real character for any house or cabin. Explore an impressive collection of Rudy Ruana knives, prized by outdoorsmen & collectors. Alongside them, browse hand carved wood duck decoys, each one a unique piece of sporting art. Visit Rick & Terrillyn, 911 Main Avenue, St. Maries, Idaho

FARMERS MARKET STARTS JUNE 7 EVERY SUNDAY 11AM-4PM
Clayton Community Fair Grounds, locally grown, raised & made; plants, produced soaps, jewelry, wood items, coffee beans & so much more; lunch & ice cream available

METRO ECLECTIC'S SUMMER MID-CENTURY SALE
Our big Summer Sale continues this week. Over 5000 sq.ft. of mid-century modern & vintage furniture, lighting, & décor are priced at 10%–70% off including outdoor furniture. If you're updating your style for summer, you'll find unique, authentic mid-century modern, Danish modern, & vintage pieces on sale now. Regular hours: Thursday–Saturday, Noon–5pm, & by appointment. 604 N. Monroe Street, Spokane, across from My Fresh Basket. www.MetroEclectic.com

INLAND NORTHWEST RAIL MUSEUM IS OPEN FOR THE SEASON!
Open Thursday, Friday, Saturday & Sunday, 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

GOLD & SILVER COINS
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

LINCOLN COUNTY FLEA MARKET
Saturday, August 8, 9am-3pm. Live music starts at 11am, 1601 Morgan Street in Davenport. Food/drinks in the dining hall. Want to be a vendor? Large indoor & outdoor spaces for $25! Call or text 509-900-7213, lincofleamarket@gmail.com, www.LincoFleaMarket.com

NEED CASH? BUYING OLD SILVER DOLLARS & COINS
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

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SHERIFF COMMUNITY ORIENTED POLICING EFFORT
Sheriff Community Oriented Policing Effort
S.C.O.P.E.
You're Invited!
S.C.O.P.E.
SHERIFF COMMUNITY ORIENTED POLICING EFFORT
OPEN HOUSE
THURSDAY, AUG 6TH
4:00 – 7:00 PM
Visit our location, enjoy light refreshments, free drawings, ribbon cutting, and discover how you can help make SPOKANE COUNTY a safer, stronger community.
4904 N Harvard
Cross street Wellesley
WAYS TO VOLUNTEER:
at one of our 12 locations.
- ERC (Emergency Response Communication)
- Traffic Control (Flagging)
- Sheriff's Office
- Sheriff's Front Desk
- School Patrol
- Graffiti Program
- Community Services
- Business Relations & Checks
- Radar Trailer Deployment
- Abandoned Vehicles
- C.O.P. (Citizens on Patrol)
- S.I.R.T. (SCOPE Incident Response Team)
- Neighborhood Watch
- Operation Family I.D.
- Latent Finger Prints
- Disabled Parking Enforcement
- Bicycle Safety
★ STRONGER TOGETHER. SAFER TOGETHER. ★
Flexible volunteer opportunities
Great for retirees, students, or anyone wanting to stay active within their community
Belong to a station near you

SCAN TO GET STARTED
Explore volunteer opportunities and sign up today!
SERVING SPOKANE COUNTY AND OUR COMMUNITIES
S.C.O.P.E. volunteers work alongside the Spokane County Sheriff's Office to enhance public safety and build stronger relationships in our community.
Get involved.
STAY CONNECTED. MAKE AN IMPACT.
For more information, visit:
SPOKANE COUNTY.GOV/SCOPE
509-477-3376
SPOKANE COUNTY SHERIFF'S OFFICE
SERVING WITH INTEGRITY

AUCTION

COLTON, WA

SAT. AUGUST 8 - 9AM

751 Boone Hill Road, Colton, WA

See Website for Complete Listing & Pictures
www.ClintsAndLam.com

1929 Model A Coupe Fully Restored, D5 Caterpillar w/ 12' Blade, D4-7U Caterpillar, Ford 801 Tractor, 1985 Ford F250 Pickup, 2 Honda Trail 90's, 1993 Honda 300 4 Track, 2016 Honda 150 PCX. 2 Large Anvils & Cone, Shop, Household & Collectibles.

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"Four Generations of Honest Hard Work"
1644 Highway 6 • Potlatch, ID 83855 • 509-330-0015 or 509-336-2852
Gary Lam & Darby Baldwin, Auctioneers (Lic. 1913)
thelamclan@hotmail.com

PREMIER AUCTION CENTER HAS AN ONLINE AUCTION THIS WEEK!
Check the website for details, a complete listing & pictures, PremierAuctionCenter.HiBid.com Also, mark your calendars for our monthly live auction, Friday, August 14. As always, keep up to date with information on our website, www.PremierAuctionCenter.com

STOCKLAND LIVESTOCK AUCTION
All classes of cattle sell at each sale most Mondays at 11am. Continuing the tradition of the free market in the American West. Accepting animals on the Sundays preceding sale days, 1505 12th, Davenport. Stocklandlivestock@gmail.com or call 1-800-372-6845, Sale day: 509-725-1101, Kale: 509-703-3981

BOOKER
JULY FARM & MACHINERY CONSIGNMENT AUCTION
SCAN QR CODE TO PREVIEW & BID ON ENTIRE CATALOG
JULY 29 // BOOKERAUCTION.COM

ABANDONED VEHICLE AUCTION
Piston Auto Wrecking, 10335 Road U NW, Quincy, Washington 98848. Saturday, July 25, viewing at 11am, auction at 12pm. For additonal information call, 509-499-8629 Quincy

CONSIGN NOW FOR OUR NEXT ONLINE AUCTION AUGUST 21-26
Preview days August 20, 21 & 22. Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwest-LLC.HiBid.com

AUCTION INDEX
See page 2 for a clip and carry auction index and to check out upcoming estate & garage sales!

ALWAYS TOWING & ALL ABOUT TOWING AUCTION
Take notice that the following abandoned vehicles will be sold at public auction to the highest bidder at 3704 E. Everett, Spokane, WA 99217. Auction will begin on Thursday, July 30, 2026 at 1pm. Viewing starts at 12pm. Always Towing: 2007 Cadillac Escalade VIN: 1GYFK63827R288788; 2011 Hyundai Tucson VIN: KM8JUCACBU206947; 2006 Buick Rendezvous VIN: 3G5DB03LX6S563406; 2012 Lincoln MKZ VIN: 3LNHL2GC2CR805746; 1997 Chevy Blazer VIN: 1GNDT13W6V2262459; 2006 Ford Focus VIN: 1FAHP34N16W124165; 2007 Subaru Forester VIN: JF1SG65607H710375; 2015 Buick Verano VIN: 1G4PP5SK5F4216803; 1992 Chevy C/K 2500 VIN: 1GCFC24K4NZ145425; 2014 Dodge Durango VIN: 1C45DJET0EC267554; 2014 Chevy Cruze VIN: 1G1PC55B7E7246004; 2007 Volvo XC90 VIN: YV4CZ982971365789; All About Towing: 2008 Buick Lucerne VIN: 1G4HE57Y38U133820; 2007 Jeep Liberty VIN: 1J4GL48K47W675712; 2004 Ford Ranger VIN: 1FTYR10U44PB61532; 2005 Jeep Liberty VIN: 1J4GL38K55W727596; 2011 Nissan Xterra VIN: 5N1AN0NWXBC510730; 1995 Lexus GS 300 VIN: JT8JS47EXS0094879; 2007 Mazda 3 VIN: JM1BK323871698793; 2013 Volkswagen Passat VIN: 1VWBN7A32DC131265; 1994 Buick Century VIN: 1G4AG55M3R6488049; 2009 Ford Ranger VIN: 1FTYR10D09PA15314; Chevy Cobalt VIN: 1G1AK15F667886576; 2005 GMC Sierra 2500 VIN: 1GTHK23235F847623; 2007 Dodge Caravan VIN: 1DAGP45R47B159548; 2015 Dodge Dart VIN: 1C3CDFAAFD378677

CLINTS & LAM AUCTION IN COLTON, WASHINGTON
Saturday, August 8 at 9am. D5 Caterpillar with 12' Blade, D4-7U Caterpillar, Ford 801 Tractor, 1985 Ford F250 Pickup, 2 Honda Trail 90s, 1993 Honda 300 4 Track, 2016 Honda 150 PCX, two large anvils & cone, shop, household & collectibles. For a complete listing & details about this sale go to, www.ClintsandLam.com or call 509-330-0015 or 509-336-2852

PUBLIC AUCTION
Notice of Lien Sale

PUBLIC AUCTION: Sat., August 1, 2026 - 10am Sharp!
Location: SPOKANE MINI WAREHOUSE
4503 E. TRENT - Spokane, WA

Notice is hereby given pursuant to the Washington Self-Service Storage Facility Act, Chapter 19.150 RCW, RCW Sections 19.150.010 thru 19.150.0904 of the business & professions code of the State of Washington. Spokane Mini Warehouse, located at 4503 E. Trent Spokane, WA 99212, will sell at public auction on August 1, 2026.

Sale starts at 10am sharp. Sign in begins at 9:30am
NO PHONE CALLS PLEASE. NO EARLY BIRDS!

The following brief description of property: Sofas, Mattresses, Wall Art, Electronics and General Household and Garage Items, stored here by the following Parties:

J-31—Wooley, Sheri	H44-01—Dozier, Angie
D-24—Ona, Jose Alphonso	K-62—McNeil, Ervin
H-43—Dozier, Angie	D-14—Mycock, Angela

Said sales are for the purpose of satisfying Lien of the undersigned for storage fees, Lien sale costs, and advertising. We reserve the right to refuse any and all bids.
Dated: July 22, 2026 Spokane Mini Warehouse
Published: July23 through July 29, 2026
Property Manager: Cory Stanford

RELIABLE TOWING EAST AUCTION
13417 E. Trent, Spokane Valley. Friday, July 31, viewing at 11am, auction at 12pm. 2002 Ford Escort, 2010 Ford Fusion, 1988 Honda Civic, 2004 Honda Element, 2010 Jeep Liberty, 2008 Dodge Ram, 2014 Ford Focus, 2002 Subaru Impreza, 2004 Ford F-150, 2000 Subaru Outback, 1995 Chevrolet Suburban, 1994 Cadillac Seville, 1997 Dodge Ram, 2006 Mini Cooper, 1994 Dodge Ram, 2004 Chrysler PT Cruiser, 2001 GMC Yukon, 2014 Ford Taurus

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON
(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 30, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2010 Ford Edge, BNG3684, #2FMDK4AC8ABA58851; 1972 Chevy C20 Pickup, B82907Z, #CCE242Z153309; 1976 Chevy Pickup, #CCS346Z136057

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN PURSUANT TO
Idaho Code 55-2306, that on Sunday, July 26, 2026 for Post Falls Secure Storage located at 3491 E. 3rd Avenue, Post Falls, Idaho, a public sale shall be held online at www.AuctionDepot.net for the purpose of selling all personal property to satisfy liens for following units: 10x20' size, Unit #5A18 rented by Joshua Johnson, last known address: 127 E. Anton Avenue, #3, Coeur d'Alene ID 83815; contains recliner couch, mattresses, media center, TV, free weights, dresser, household items

NELSON'S TOWING AUCTION
Wednesday, July 29. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. Listing: 2002 Honda Odyssey, gold; 1998 Chevrolet Metro, blue; 2003 Ford Focus, purple; 1998 Subaru Legacy, red; 1999 Ford Mustang, green; 2012 GMC Acadia, brown; 2008 Dodge Avenger, black; 2006 Ford Expedition, black; 2005 Subaru Outback, beige; 1992 Mazda B2200, black; 2000 Volvo S70, green; 1986 Toyota Camry, blue

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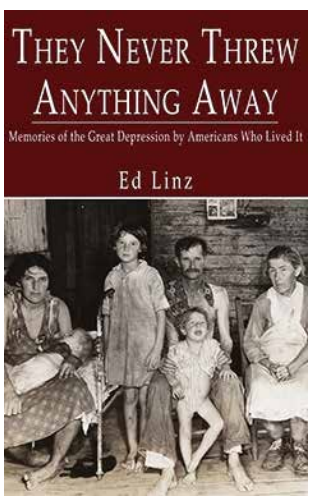

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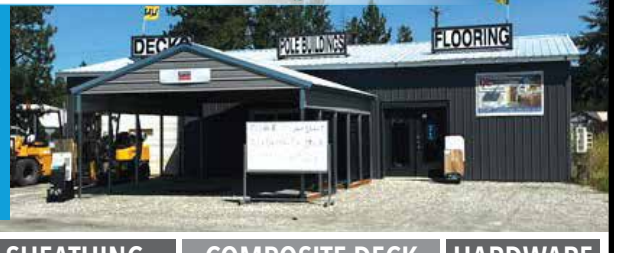

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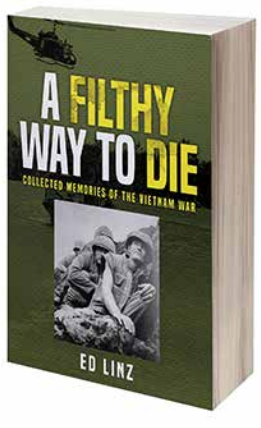

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SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
ANGEL STAR WHITEMAN,
Deceased.
No. 26-4-01188-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

Deborah M. James has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: July 23, 2026

Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
1843 W Broadway Ave
Spokane, WA 99201
(509) 277-6600

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SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GENE P. TURNER,
Deceased.
NO. 26-4-01291-32
NOTICE TO CREDITORS
RCW 11.40.030

The Co-Personal Representatives named below has been appointed as Co-Personal Representatives of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
July 9, 2026
/s/ DEREK A. TURNER
/s/ STEVEN M. TURNER
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
CARIDAD DORS,
Deceased.
NO. 26-4-01393-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
July 23, 2026
/s/ MERRILL STANLEY MATZINGER
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BEVERLY A. GATES,
Deceased.
NO. 26-4-01361-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
July 16, 2026
/s/ BRIAN MITCHELL GILDEN
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
JOEY L. BURTON,
individually and as trustee of the BURTON SOLO 401K TRUST,
Plaintiff,
v.
MARGARET and KENNETH MONTGOMERY, individually and the marital community comprised thereof; MARY BISHOP, individually; CALVIN BISHOP, individually; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO,
Defendants.
NO. 26-2-02993-32
SUMMONS FOR PUBLICATION

The State of Washington to the said: ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO, Defendants

You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 18th day of June 2026, and defend the above entitled action in the above entitled Court, and answer the Complaint of Plaintiff Joey L. Burton, and serve a copy of your answer upon the undersigned attorneys for Plaintiff Joey L. Burton, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court.

This action concerns, in relevant part, a quiet title action under RCW 7.28 et seq. against all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described below adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto. Such property is commonly known as 10311 North Ritchey Road, Spokane, Washington 99224. Such property is found at Tax Parcel No. 06141.9043, and is legally described as follows:

THE SOUTH 289 FEET OF THE EAST 1507.26 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT A TRACT OF LAND BEING A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 5268718, LYING NORTHERLY AND WESTERLY OF FENCE LINES THAT EXISTED IN JULY, 2005 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°38'13" EAST ALONG THE EASTERLY LINE OF PARCEL "A" AND THE WESTERLY RIGHT-OF-WAY OF RITCHEY ROAD, 9.62 FEET;
THENCE THE FOLLOWING SIX (6) COURSES ALONG THE FENCE LINES THAT EXISTED IN JULY, 2005; NORTH 86°58'28" WEST, 46.26 FEET; SOUTH 89°40'04" WEST, 789.77 FEET; SOUTH 89°29'39" WEST, 309.76 FEET; SOUTH 89°30'00" WEST, 147.82 FEET; SOUTH 03°13'40" WEST, 144.38 FEET; SOUTH 03°25'56" WEST, 123.57 FEET TO THE SOUTHERLY LINE OF PARCEL "A";
THENCE LEAVING SAID 2005 FENCE LINE AND RUNNING NORTH 89°44'58" WEST (NORTH 89°44'17" WEST PARCEL "A" RECORD) ALONG THE SOUTHERLY LINE OF PARCEL "A", 165.27 FEET TO THE SOUTHWEST CORNER OF PARCEL "A";
THENCE NORTH 00°38'14" WEST ALONG THE WEST LINE OF PARCEL "A", 289.03 FEET (NORTH 00°38'13" WEST, 289.04 FEET PARCEL "A" RECORD) TO THE NORTHWEST CORNER OF PARCEL "A";
THENCE SOUTH 89°44'58" EAST (SOUTH 89°44'17" EAST PARCEL "A" RECORD), ALONG THE NORTHERLY LINE OF PARCEL "A", 1477.43 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AND THE TRUE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PISKEL YAHNE KOVARIK, PLLC
BENJAMIN J. MCDONNELL
WSBA #45547
JACKSON S. WOODS
WSBA #62722
Attorneys for Joey L. Burton
612 W. Main Ave., Ste. 207
Spokane, WA 99201
Spokane County, WA
Date of Publications: 6/18/26, 6/25/26, 7/2/26, 7/9/26, 7/16/26, 7/23/26

SUMMONS 60 DAYS
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Case No. 26-2-03604-32
TRUDY BRISENDINE,
in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT,
Plaintiff
vs.
SPOKANE VALLEY FARMS COMPANY, a dissolved Washington corporation,
Defendant.
THE STATE OF WASHINGTON TO: SPOKANE VALLEY FARMS COMPANY, and its successors and assigns.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after July 23, 2026 and defend the above-entitled action in the above-entitled court, and answer the complaint of the plaintiff TRUDY BRISENDINE, in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT, and serve a copy of your answer upon the undersigned attorneys for plaintiff, Spencer A. W. Stromberg of Fennemore Craig, P.C., at the office address below; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

This action is to quiet title to real property with a street address of Unassigned Address, Spokane Valley, WA 99016, and that is legally described as follows:

Lots Five (5) and Six (6) in Block Twenty-three (23) of CORBIN'S ADDITION TO GREENACRES, in the County of Spokane and State of Washington, as per map thereof recorded in Book "S" of Plats, page 30, in the office of the County Auditor of Spokane County, Washington.

Parcel numbers:
55184.2302 and 55184.2303.
DATED July 20, 2026.
Attorney for Plaintiff:
Spencer A. W. Stromberg
WSBA# 23014;
Fennemore Craig, P.C.
Address for Mailing or Service:
601 W Riverside Avenue, Suite 710
Spokane, WA 99201
Spokane County Superior Court
Cause No. 26-2-03604-32
Dates of Publication: 7/23/26, 7/30/26, 8/6/26, 8/13/26, 8/20/26, 8/27/26

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, July 31, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lots 4 and 5, Block 26, Callaway's Addition to Callaway's Addition to the Town of Cheney, according to plat thereof recorded in Volume "A" of Plats, page 48;

And that portion of the vacated alley lying Southeasterly to Adjacent and abutting said Lots 4 and 5 that would attach thereto by Operation of law;

Excepting therefrom all that portion lying within the bounds of Primary State Highway No. 11.

Situate in the City of Cheney, County of Spokane, State of Washington.

Property Addresses: 1705 2nd Street, Cheney, WA 99004.
Spokane County Tax Parcel ID No.: 13124.4203

which is subject to that certain Deed of Trust dated December 15, 2021, and recorded December 17, 2021, under recording number 7162412, records of Spokane County, Washington, Manoj Kumar and Deepika Dhawan, a married couple, whose address is 21566 E. Chimney Lane, Liberty Lake, WA 99019, as "Grantors"; Ford, Dalton & Mortensen, P.S., whose address is 320 S. Sullivan Rd., Spokane, WA 99037 as "Trustee"; and, Crescent Heights Capital, LLC, whose address is 427 W. Sinto, Ste. 100, SPOKANE, WA 99201, as "Beneficiary".

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:

*****THIS OBLIGATION MATURED ON DECEMBER 15, 2022.*****
*****ALL AMOUNTS SECURED BY THE DEED OF TRUST ARE NOW IN DUE*****

a. TOTAL PRINCIPAL, INTEREST AND LATE CHARGES:
Principal Balance: $402,983.32
Accrued and Unpaid Interest: $68,027.94
Accrued and Unpaid Late Charges: $46,219.80
Maturity Late Fee – 10.00%: $40,298.83
TOTAL PRINCIPAL, INTEREST, LATE CHARGES AND MATURITY LATE FEE: $ 557,529.89

b. OTHER CHARGES, COSTS AND FEES:
In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:
a. Trustee's Sale Guarantee: $1,514.31
b. Service/posting Notice of Default: $93.70
c. Postage Notice of Default: $10.74
d. Recording Appointment Successor Trustee: $302.00
e. Recording Notice of Trustee's Sale: $309.50
f. Service/posting Notice of Trustee's Sale (Est): $120.00
g. Postage Notice of Trustee's Sale (Est): $25.00
h. Publishing Notice of Trustee's Sale (Est): $1,000.00
i. Lender Foreclosure Fee: $1,000.00
j. Attorney fees: $2,000.00
Notice of Default: $600.00
Appointment Successor Trustee: $200.00
Notice of Foreclosure - $600.00
Notice of Trustee's Sale: $600.00
k. Forced-Place Insurance (Estimated): $1,500.00
l. Escrow Fees: $1,193.00
TOTAL CHARGES, COSTS AND FEES: $9,068.25

IV.

The sum owing on the obligation secured by the Deed of Trust is principal of $404,000.00, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from December 15, 2021, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

YOU MUST CONTACT THE TRUSTEE TO OBTAIN A CURRENT PAYOFF TO RESOLVE THE DEFAULT PRIOR TO THE DATE PROVIDED FOR IN SECTION V., BELOW.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **July 31, 2026.** The default(s) referred to in paragraph III must be cured by **July 20, 2026** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **July 20, 2026**, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after J**uly 20, 2026**, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name, Address
MANOJ KUMAR
21366 E. CHIMNEY LN.
DEEPIKA DHAWAN
LIBERTY LAKE, WA 99019

by both first class and certified mail on **March 24, 2025**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **March 25, 2025,** with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

The original Notice of Trustee's Sale was recorded on January 30, 2026, under Spokane County recording number 746248, and a Notice of Trustee's Sale and a Notice of Foreclosure were served on the borrower and a copy of the Notice of Trustee's Sale issued to all parties entitled to receive notice as provided by law. This Amended Notice is issued to update the Trustee's address and contact information.

VII.

The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: June 5, 2026.
/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Bristol George, PLLC
601 W. Riverside Ave., Suite 700
Spokane, WA 99201
(509) 327-4700
Date of Publications: 7/2/26, 7/23/26

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1036417-RM** Title Order No.: **3901553** Reference Number of Deed of Trust: **Instrument No. 7359657** Parcel Number(s): **45193.0214** Grantor(s) for Recording Purposes under RCW 65.04.015: **LEROY LANG, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Freedom Mortgage Corporation** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Freedom Mortgage Corporation** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **8/21/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 14 IN BLOCK 1 OF BEVERLY HILLS FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **805 S EDGERTON RD, SPOKANE VALLEY, WA 99212** Subject to that certain Deed of Trust dated **7/2/2024,** recorded **7/10/2024,** under **Instrument No. 7359657** records of **SPOKANE** County, **Washington**, from **LEROY LANG, AN UNMARRIED PERSON**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Freedom Mortgage Corporation**, the Beneficiary, under an assignment recorded under Auditors File Number **7464725** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$25,125.74.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$409,692.24**, together with interest as provided in the Note from **9/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/21/2026**. The defaults referred to in Paragraph III must be cured by **8/10/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/10/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/10/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/4/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1036417-RM. Dated: 4/8/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1036417-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314238 7/23/2026 8/13/2026

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JACQUELINE EWELL,
Deceased.
NO. 26-4-01326-32
NOTICE TO CREDITORS
RCW 11.40.030**
The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
This Notice may be signed in counterparts, all of which when taken together shall represent one and the same document.
DATE OF FIRST PUBLICATION:
July 16, 2026
MONICA CHOLAJ
MARLA BOSLEY
/s/ MICHELLE DEARLOVE
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
TIMOTHY BECKLEY, individually,
Plaintiff,
vs.
KYE A. STONE, individually;
CORY J. SPOLSKI, individually;
and DOES I-V,
Defendants.
No. 26-2-01571-32
SUMMONS**
TO: KYE A. STONE, individually; CORY J. SPOLSKI, individually; and DOES I-V:
A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claims are stated in the written Complaint, a copy of which is served upon you with this Summons.
In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and by serving a copy upon the person signing this Summons within twenty (20) days after the service of this Summons, excluding the day of service, or within sixty (60) days if named Defendant resides outside the State of Washington, or a Default Judgment may be entered against you without notice. A Default Judgment is one where Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a Default Judgment may be entered.
You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the person signing this Summons. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.
If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.
This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.
DATED this 27th day of March, 2026.
FORD & MORTENSEN, P.S.
/s/ WESLEY D. MORTENSEN,
WSBA # 39690
Attorney for Plaintiff
Dates of Publications: 6/18/26, 6/25/26, 7/3/26, 7/9/26, 7/16/26, 7/23/26

**ADVERTISEMENT FOR BIDS
Town of Spangle
3rd-4th Street Alley Waterline Replacement**
Sealed bids will be received until 1:00:00 p.m., Thursday August 6, 2026 at the Spangle Town Hall, W 115 Second Street, P.O. Box 147, Spangle, Washington 99031. No proposals will be accepted after the above-stated time. Immediately following the above stated time, the bids will be publicly opened and read aloud. Each proposal must be submitted on the prescribed form and accompanied by cash, a certified check, cashier's check, or bid bond, payable to the Town of Spangle, in an amount not less than five percent (5%) of the amount bid. The successful bidder will be required to furnish a performance bond and payment bond, each in the full amount of the contract price.
The project generally consists of installing approximately 605 feet of 8-inch diameter water main, reconnect adjacent services, and related surface restoration.
The Contractor will be allowed Seventeen (17) working days to achieve substantial completion for the Base Bid work.
Bidders may obtain project documents at the Century West Engineering online plan room at www.centurywestplanroom.com. Bidders may download digital documents at no cost and obtain printed documents, at Bidders Expense, by choosing the "Order" option. Posted on this plan room, under the "Documents" section, is an official list of locations where documents may be examined. Any questions regarding this plan room, shall be directed to plan room administration at 509-747-2964 or planroom@abadanplancenter.com. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.
For information regarding the proposed work, contact Bryan Hicks, P.E. of Century West Engineering ((509) 838-3810, bhicks@centurywest.com).
This project is funded through a Community Development Block Grant administered through Spokane County. Award of the construction contract is contingent upon approval by the funding agency. All work performed will be subject to the higher of State or Federal Prevailing Wage Rates.
Contractor shall be registered with the federal System for Award Management (SAM) prior to award of contract.
Registered HUD Section 3 firms are encouraged to submit bids. All Bidders are required to implement specific affirmative actions directed at increasing the utilization of HUD Section 3 lower income residents and businesses within Spokane County and/or within 50 miles of the CDBG funded project area.
The Town shall have the right to reject any or all bids not accompanied by bid security or data required by the bidding documents or a bid in any way incomplete or irregular. The Town of Spangle is an Equal Opportunity and Affirmative Action Employer. Certified Minority, Small, Veteran and Women's Business Enterprise firms are encouraged to submit bids.
Peggy Mangis, Clerk/Treasurer
Published July 16 & 23, 2026

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1031706-BB** Title Order No.: **CTT25054987 OF COMMERCIAL LOAN(S)** Reference Number of Deed of Trust: **Instrument No. 7404129** Parcel Number(s): **35061.4608** Grantor(s) for Recording Purposes under RCW 65.04.015: **RTJ Investment Group, Inc., an Oregon Corporation** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **LHOME MORTGAGE TRUST 2025-RTL2** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Kiavi Funding, Inc. fka LendingHome Funding Corp.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/31/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 9 IN BLOCK 52 OF WHITEHOUSE HEIGHTS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 64; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **3914 N WHITEHOUSE ST, SPOKANE, WA 99205-1071** Subject to that certain Deed of Trust dated **3/10/2025,** recorded **3/14/2025,** under **Instrument No. 7404129** records of **SPOKANE** County, **Washington**, from **RTJ Investment Group, Inc., an Oregon Corporation**, as grantor(s), to **First American Title Insurance Co, a CA Corp**, as original trustee, to secure an obligation in favor of **Kiavi Funding, Inc., a Delaware Corporation**, as original beneficiary, the beneficial interest in which was subsequently assigned to **LHOME MORTGAGE TRUST 2025-RTL2**, the Beneficiary, under an assignment recorded under Auditors File Number **7461216** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay the remaining balances due, including principal and interest, along with late charges and/or any accrued fees and costs as due pursuant to the terms of the loan documents on the maturity date of 4/1/2026, as specified in the promissory note dated 3/10/2025. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. IV. The sum owing on the matured obligation secured by the Deed of Trust is: **$306,612.39**. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/31/2026**. The defaults referred to in Paragraph III must be cured prior to the foreclosure sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the foreclosure sale the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the amount referenced in Paragraph IV, along with late charges, foreclosure fees and costs, any legal fees, and/or advances that have become due pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail proof of which is in the possession of the Trustee. The written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, or the Borrower and Grantor were personally served, where applicable, with said written Notice of Default, and the Trustee has possession of proof of such posting or service. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/27/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. **SPECIAL NOTICE TO GUARANTOR CONCERNING LIABILITY FOR POTENTIAL DEFICIENCY JUDGMENT** Pursuant to RCW 61.24.042: (1) The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The guarantor will have no right to redeem the property after the trustee's sale; (4) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housing-counseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1031706-BB. Note: This form has been modified to account for the loan type. Dated: 4/17/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1031706-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314414 7/2/2026 7/23/2026

IN THE SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of PATRICIA L. HAWKINSON, Deceased.
NO. 26-4-01360-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c), or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. This Notice will be published in Spokane County.

Date of first publication:
July 16, 2026
Personal Representative:
LYNN HAWKINSON
Attorney for Personal Representative:
Amy M. Felt (WSBA # 39764)
Address for Mailing or Service:
Felt Law
1312 N. Monroe St., Ste. 132
Spokane, Washington 99201
Dates of Publication: 7/17/26, 7/23/26, 7/30/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: MARTHA V. DRAPER, Deceased.
NO. 26-4-01307-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTCRD)

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and nonprobate assets.

PATRICE K. GORTON
Personal Representative
KENDEL FROESE, WSBA #54009
Attorney for Personal Representative
Address for Mailing or Service:
Palm & Froese Law PLLC
521 N. Argonne, Building B, Ste 103
Spokane Valley, WA 99212
509.822.8221
Dates of Publications: 7/23/26, 7/30/26, 8/6/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of GARY G. BORHAUER, Deceased.
Case No.: 26-4-01354-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 7/23/2026
Personal Representative:
Theresa-Ann N. Borhauer
Attorney for P.R.: Norman D. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
/s/ Theresa-Ann N. Borhauer
Personal Representative

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: CHARLES J. MAGGIO, Deceased.
NO. 26-4-01377-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

GINA M. MAGGIO has been appointed as Personal Representative of the Estate of CHARLES J. MAGGIO, deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: JULY 23, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA
WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-24-1004493-RM** Title Order No.: **250619757-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6726859** Parcel Number(s): **56324.0303** Grantor(s) for Recording Purposes under RCW 65.04.015: **ROBBY MICHAEL HEATON AND SABRINA HEATON, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Selene Finance, LP** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/31/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 3, BLOCK 3, KARI PARK, ACCORDING TO PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 2, IN SPOKANE COUNTY, WASHINGTON.** More commonly known as: **5015 N CAMPBELL RD, OTIS ORCHARDS, WA 99027-8619** Subject to that certain Deed of Trust dated **7/19/2018,** recorded **7/20/2018,** under **Instrument No. 6726859** records of **SPOKANE** County, **Washington**, from **ROBBY MICHAEL HEATON AND SABRINA HEATON, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS SOLELY AS NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**, the Beneficiary, under an assignment recorded under Auditors File Number **7446701** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$31,011.04**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$153,681.59**, together with interest as provided in the Note from **7/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/31/2026**. The defaults referred to in Paragraph III must be cured by **7/20/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/20/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/20/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/17/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-1004493-RM. Dated: 3/26/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-1004493-RM Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0313973 7/2/2026 7/23/2026

NOTICE OF PETITION [CALIFORNIA PENAL CODE SECTION 186.11(d) and (e)]
RE: SAN DIEGO SUPERIOR COURT (CENTRAL DIVISION)
1100 UNION STREET, SAN DIEGO, CA 92101
CASE NO. CD311844,
DA NO. AFN135
PEOPLE OF THE STATE OF CALIFORNIA,
Plaintiff,
v.
AMY KNOX (aka Amy Hernandez),
Defendant.
TO ALL PERSONS AND ENTITIES CLAIMING AN INTEREST IN THE REAL AND PERSONAL PROPERTY LISTED HEREIN:

NOTICE IS HEREBY GIVEN that an action has been commenced on February 18, 2026, by Plaintiff, People of the State of California, against the above-named defendant, in the above-captioned criminal proceeding, filed in the San Diego Superior Court, Central Division, located at 1100 Union Street, San Diego, CA 92101, affecting rights and interests to and in real and personal property described below. Plaintiff has filed a petition under California Penal Code section 186.11 (d) and (e) to seek relief in this action affecting title to and the right to possession, management and control of the following real and personal property, including temporary restraining orders, a preliminary injunction, appointment of a receiver, and any other protective relief the court deems appropriate. The court has granted a temporary restraining order in this matter.

ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE PROTECTED PROPERTY MAY, AT ANY TIME WITHIN 30 DAYS FROM THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR WITHIN 30 DAYS AFTER RECEIPT OF ACTUAL NOTICE, FILE WITH THE SAN DIEGO SUPERIOR COURT, CENTRAL DIVISION, A VERIFIED CLAIM STATING THE NATURE AND AMOUNT OF THEIR INTEREST IN THE PROPERTY. A VERIFIED COPY OF THE CLAIM SHALL BE SERVED BY THE CLAIMANT ON THE SAN DIEGO COUNTY DISTRICT ATTORNEY'S OFFICE.

The Petition affects the following real and personal property:

A) REAL PROPERTY: 695 Old Stagecoach Run, Alpine, CA 91901; Assessor's Parcel Number: 402-283-09-00. The property is further described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: LOT 4 OF COUNTY OF SAN DIEGO TRACT NO. 5057-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13675, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 4, 1998.

PARCEL B: AN EASEMENT FOR PRIVATE ROAD AND GENERAL UTILITIES OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF COUNTY OF SAN DIEGO TRACT NO. 5057-1, ACCORDING TO MAP THEREOF NO. 13675 AND COUNTY OF SAN DIEGO TRACT NO. 5057-2, ACCORDING TO MAP THEREOF NO. 13676, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED NOVEMBER 4, 1998, DESIGNATED AND DELINEATED ON SAID MAP AS "OLD STAGECOACH RUN" AND OLD STAGECOACH TRAIL.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A.

B) BANK ACCOUNTS:

Banner Bank, 742 Fletcher Parkway, El Cajon, CA 92020

a. Funds held in Banner Bank Account No. ending in xx2852 for The Knox Consultants, LLC.

b. Funds held in Banner Bank Account No. ending in xx2879 for The Knox Consultants, LLC.

c. Funds held in Banner Bank Account No. ending in xx2860 for The Knox Consultants, LLC.

C) PERSONAL PROPERTY: $170,000 in pre-payment funds being held by SMRT1 Health Solutions after the cancellation of San Diego County Contract Number 567186.

D) PERSONAL PROPERTY: Amy Knox's equity, ownership interests, contractual rights, and other financial interests in The Knox Consultants, LLC.

E) PERSONAL PROPERTY: Amy Knox's equity, ownership interests, contractual rights, and other financial interests in SMRT1 Health Solutions.

Dated: July 6, 2026
Respectfully Submitted,
SUMMER STEPHAN
District Attorney
/s/ Matthew Dix
MATTHEW DIX
Deputy District Attorney
Attorneys for Plaintiff
Dates of Publication: 7/9/26, 7/16/26, 7/23/26

In the Matter of the Limited Conservatorship of KIMBERLY A. JACKSON,
Respondent
(Curry County, Oregon,
Case No. 26PR00838)
In the Circuit Court of the State of Oregon for the County of Curry, Probate Department

Notice to Kimberly A. Jackson, pursuant to Order Authorizing Alternative Means of Service dated May 20, 2026, Notice is hereby given that on or about April 22, 2026, Fred Adams filed a petition for the appointment of Fred Adams as limited conservator for Kimberly A. Jackson.

The name, address, telephone number and relationship of the petitioner is:

Fred Adams, Cousin
580 N. 8th St.,
St. Helens, OR 97051
Telephone: (503) 449-6604

A copy of the Petition is on file with the court or available upon request to counsel for petitioner.

A court hearing also may be conducted to consider the petition to appoint a limited conservator. No hearing has been set at this time. Any objections to the petition for appointment of Fred Adams as limited conservator for Kimberly a. Jackson must be filed in the above-referenced court proceeding within 21 days of the date of first publication of this notice..

Objections may be made in writing by mailing or delivering the objections to:

Probate Administrator
Curry County Courthouse
29821 Ellensburg Ave.
Gold Beach OR 97444

A form of objection is available from the court or by request from counsel for petitioner.

NOTICE: As Respondent herein, you are entitled to receive copies of the documents filed in this proceeding. If you wish to receive copies of any filings in this case, you must inform the counsel for petitioner and the court of your current address. The request for notice must be in writing, must clearly indicate that you wish to receive future filings in the proceedings and must contain your name, address and phone number. You must notify the person named as petitioner by mailing a copy of the request to the Petitioner. Unless you take these steps, you will receive no further copies of the filings in this case.

Dated & first published July 9, 2026.
FRED ADAMS, Petitioner
Brett Callahan, OSB #113487
Law Offices of Nay & Friedenberg
Attorney for Petitioner
6500 S. Macadam Ave., Suite 300
Portland, OR 97239-3565
(503) 245-0894

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
ANITA KAY KOONTZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM VERNON KOONTZ, Deceased, Plaintiff,
v.
THE ESTATE OF ROBERT M. TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO,
Defendants.
No: 26203231-32
SUMMONS BY PUBLICATION

The State of Washington to the said: THE ESTATE OF ROBERT M. TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 2nd day of July, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Anita Kay Koontz, Personal Representative of the Estate of William Vernon Koontz, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, Anita Kay Koontz, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.

DATED this 1st day of July, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
Dates of Publications: 7/2/26, 7/9/26, 7/16/26, 7/23/26, 7/30/26, 8/6/26

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1048224-BB** Title Order No.: **CTT26068487 OF COMMERCIAL LOAN(S)** Reference Number of Deed of Trust: **Instrument No. 7389417** Parcel Number(s): **36324.3419** Grantor(s) for Recording Purposes under RCW 65.04.015: **PACIFIC BRIDGE GC LLC, A WASHINGTON LIMITED LIABILITY COMPANY** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **F STREET INVESTMENTS, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **F Street Investments, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **8/21/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 20 IN BLOCK 8 OF KENWOOD ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 76; ALSO THAT PORTION OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT THERETO THAT WOULD ATTACH BY OPERATION OF LAW; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **907 E BROAD AVE, SPOKANE, WA 99207-3208** Subject to that certain Deed of Trust dated **12/13/2024,** recorded **12/16/2024,** under **Instrument No. 7389417** records of **SPOKANE** County, **Washington**, from **PACIFIC BRIDGE GC LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, as grantor(s), to **WFG NATIONAL TITLE COMPANY OF EASTERN WA**, as original trustee, to secure an obligation in favor of **F STREET INVESTMENTS, LLC**, as original beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$55,463.06**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$170,850.00**, together with interest as provided in the Note from **6/13/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/21/2026**. The defaults referred to in Paragraph III must be cured by **8/10/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/10/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/10/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/31/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. **SPECIAL NOTICE TO GUARANTOR CONCERNING LIABILITY FOR POTENTIAL DEFICIENCY JUDGMENT** Pursuant to RCW 61.24.042: (1) The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The guarantor will have no right to redeem the property after the trustee's sale; (4) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housing-counseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1048224-BB. Note: This form has been modified to account for the loan type. Dated: 5/11/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1048224-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314853 7/23/2026 8/13/2026

TOWN OF LATAH
"COMPLETE STREETS POLICY ORDINANCE #304"
The Town of Latah passed the Complete Streets Policy Ordinance at an Open Public Meeting on 14th day of April, 2026
The Town of Latah is committed to maintaining a transportation system that is safe, convenient, and accessible for all users regardless of age, ability, or mode of travel.
The complete Ordinance is available at Latah Town Hall, 108 E. Market Street, Latah Washington 99018
Dates of Publication: 7/23/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
RACHEL BURKE MILLER,
Deceased.
CASE NO. 26-4-01251-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE
The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 7/16/2026
Personal Representative:
MARK TURNER MILLER
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: July 9, 2026
/s/ MICHAEL J. BRESSON
WSBA #27376
Attorney for Estate

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
KRISTY GRADY,
Deceased.
No. 26-4-01292-32
NOTICE TO CREDITORS
The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.
DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: July 6, 2026
DATE OF FIRST PUBLICATION: July 9, 2026
/s/ CHASE GRADY
Personal Representative
Address: 640 E. Canyon View Dr.
Ogden, UT 84404
/s/ TY GRADY
Personal Representative
Address: 8345 Hearthstone Ct.
Helena, MT 59602
/s/ SYDNEY GRADY
Personal Representative
Address: PO Box 161
Rockford, WA 99030
Dates of Publication: 7/9/26, 7/16/26, 7/23/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
MICHAEL STEPHEN OLIN,
Decedent.
NO. 26-4-01279-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: Thursday, July 9, 2026.
PERSONAL REPRESENTATIVE:
Marcie Ann Atkins
Address for Service or Mailing:
Marcie Ann Atkins
3615 N. Molter Rd.
Otis Orchards, WA 99027
Brian K. Dykman, WSBA# 22986
Attorney for Personal Representative

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
DANA D. VENZIANO,
Deceased.
NO. 26-4-01181-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
SADARAH WITHERSPOON and SALINAH WITHERSPOON have been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: July 16, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
KATHLEEN J. THOM,
Deceased.
NO. 26-4-01378-32
NOTICE TO CREDITORS
RCW 11.40.030
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: 7/23/2026
/s/ LALENIA H. SEIFERT
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estates of:
PATRICK ASHLEY and
JAMIE ASHLEY,
Deceased.
No. 26-4-01325-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
ANNE M. RASCHKO, has been appointed as Personal Representative of these Estates. Any person having a claim against the Decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and non-probate assets.
DATE OF FIRST PUBLICATION: JULY 16, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
1843 W Broadway Ave
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Fishing Magician

Dave Loughrie

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I got to do some fishing on the west side of the state last week, as the guest of the hosts of *The Outdoor Line*, which is a sports fishing broadcast, and I got to go on the air live with them. Also, mark your calendars for a fun free kids fishing event coming up very soon.

For many years Tom Nelson, host of *The Outdoor Line* radio show on AM radio 710AM ESPN in Seattle has invited me to come over and fish with him. This popular broadcast about all things fishing is co-hosted by Joe Pyburn. I mentioned to Tom that I was planning to be in Seattle for a couple of days in July and he invited me to join he and Joe in the studio for a live visit and participate in the program. That sounded great to me, and I committed to being there last Saturday morning. Tom got back to me and said that he and Joe were taking his relatives out on Puget Sound to fish for resident coho and pull their crab pots, and asked if I would like to come along? Heck yes I told him. We had a terrific morning with Larry Stauffer and his grandsons Colt and Jack. Both boys caught their first salmon and were fascinated with the crab we got as well. We had 26 Dungeness crab, and Joe cleaned my share and Tom cooked them right on dock when we got back. I can't thank these guys enough for treating me to a wonderful day on the Sound. It had been many years since I had that experience. This week's photo is of me with Joe Pyburn, co-host of the Outdoor Line radio show.

The following morning, I met them at their studio for the two-hour show. I thought I would be there for a short segment, but I was there for the full two hours. They had me chime in on a couple of topics, like my opinion of what was going on with the WDFW commission right now. Mostly the show is upbeat with a good report on the coho and crab fishing that we experienced the day before, and the excitement about the Chinook fishery opening in Area 9. We touched on the opening of the Entiat River to summer Chinook and the potential of an opening of Chelan Falls. They got a report on the sockeye fishery on Baker Lake and learned that the line to the ramp was two miles long! Tony Floor was on with sentiments about the passing of Frank Haw, who was a legendary figure related to salmon fishing in Washington State and he will be missed. They covered a lot of ground, and it was an honor to be there.

Calder Fiske is an avid angler, and the 14 year old thinks every kid should learn the joy of fishing. So much so that he has organized his second free kids fishing derby at the Blackbird Island Juvenile Pond in Leavenworth. It will take place on Sunday July 26th, from 8 till noon. The pond was destroyed by last year's windstorm and flood. An amazing local effort that included donations of heavy equipment time, volunteer workdays and funding through a GoFundMe page has been restored and planted with 2,000 rainbow trout. Calder has been busy visiting some local businesses and getting prizes and bait for the event. I will remind you that youth under the age of 15 are allowed to fish at Juvenile ponds, and there are several scattered around the state. Kids age 6 to 14 are able to join the fun at the free kids fishing day and qualify to win a prize. Those of you who would like to bring your kids to the event should bring their own rods and reels. Bait will be provided. You should also bring a small cooler to keep your trout fresh. Thanks Calder for sharing your joy of fishing by putting on this event!

The return of sockeye to the Columbia River is dismal this year. Sockeye forecasts have been downgraded a couple of times and are now below 80,000. The entire Columbia River was closed to fishing for sockeye, but some were holding out hope that the Lake Wenatchee return would be high enough to allow for a fishery. I looked at the number of fish that had passed over Rock Island Dam as of the 15th of July and it was just over 48,000. The number of sockeye over Rocky Reach Dam was just over 38,000. Many will look at the difference and assume that these fish are heading up the Wenatchee to the lake. If so, that would represent just over 10,000 fish. Chad Jackson, with the WDFW said that as of the 9th of July 11,000 fish had passed through Tumwater Dam and should be in the lake. That means that maybe over 21,000 fish could be in the lake, but the escapement needed is 23,000. Only 150 fish a day are coming over Rock Island Dam now, so although there has been no official announcement yet, I would bet Lake Wenatchee won't open this season.

There is a special fishery on the upper Columbia that opens on July 1st and runs through August 15th. It takes place in the vicinity of Bridgeport, below Chief Joseph Dam, and occurs in one of my past favorite steelhead fishing areas. During this period anglers are allowed to keep rainbow trout, and the daily limit is 10. It is a barbless hook fishery, as all fish except rainbow must be released. This was introduced to eliminate triploid rainbow trout that had come down from Rufus Woods Reservoir. Many may recall that several years ago, there was a very large intentional release of triploids into Rufus Woods from the net pens due to extreme high water levels and heavy current. I heard estimates that over 100,000 fish were released, and the area below Chief Joseph Dam was opened to fishing for trout. Of course, the fishing was amazing, with many anglers getting their 10 fish. There aren't the numbers of triploids here now, but there should be enough to make for a great day. This is a good area to fish with a bobber and jig, and I saw many fish taken by anglers casting a white hoochie to the shore and eddies.

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Available August 1, they will be up to date with shots & worming, vet checked & health guarantee, litter box trained & introduced to dogs. Reserve yours now! Pet prices are females $2500 & males $3500. Video calls are always welcome! Call/ text 509-420-6515 Quincy

MINI SCHNAUZERS
2 females & 2 boys, 7 weeks old, have first shots. $900. Willing to drive within a reasonable distance. 509-985-9024

YORKSHIRE TERRIERS
Female puppy $1200, male $1000. For more information, please call/text 509-820-1034

GLADIATOR MASTIFF PUPPIES ARE HERE!
Quality crossbred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $1000. www.-GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

FEMALE FRENCH BULLDOGS
Full AKC, 8 weeks old, vaccinated & dewormed. $2000. For more information, call or text 509-274-0860 Pasco

AKC MINIATURE AMERICAN SHEPHERDS
Ten month old red Toy girl, 12-1/2", up to date on shots, must be spayed, $1500. Eleven month old girl, $800. Great family dogs, crate trained, fenced yard a must for both. Call/ text, 509-979-9270 Mead

BICHON POODLES
3 beautiful males ready for their forever homes, 100% hypoallergenic & non-shedding, vaccinated & dewormed, small breed, mature weight approx 14lbs max, can meet if you're coming from far. $800. Call/text 509-515-6997, Granger

WONDERFUL RETIRED SCHNAUZERS
Male & females, also a pair of Schnauzers, their momma passed away, looking for new homes. Most are black & silver, rehoming fee to prove they will be taken care of & spoiled the rest of their days. Contact me if you would like more information, 509-430-2060

ADORABLE HYPOALLERGENIC AKC REG. BIEWER TERRIER PUPPIES
Born May 25, mom is 8lbs & dad is 5lbs, vaccinations & deworming up to date, boys, $1500; girls, $2000. Reserve yours now! Call or text, 509-666-9794 Spokane Valley

WE SERVE OUR READERS
We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. In order to keep our paper safe we need our readers to report any suspicious behavior to us & the authorities. 509-922-3456 or www.PacificNW.Exchange SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

PUREBRED SHIZ TZU PUPPIES
They have been dewormed & have had first shots, travel well in the car, $500 each. Call or text 509-680-1785 Colville

HELP MARCY FIND A NEW HOME!
Marcy is a sweet, gentle, friendly Anatolian Shepherd mix looking for a new home due to her owners retiring & moving. She loves hiking, the outdoors, tagging along on outings & would make a wonderful companion for anyone. Marcy is great with other animals & would love to have a canine companion! Please call 509-845-4719

SWEET, ADORABLE, PLAYFUL KITTENS
Males & females, wormed, born on March 28 & April 5. Two tiger & white males, & one pepper colored tiger female with stubby tail. Small for their age, socialized & played with daily, $15 each. Bring a small kitty carrier, 509-276-2294 if no answer call 509-821-1514 Deer Park

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ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

MALTIPOOS UNDER 8 POUNDS
Vaccines up to date & dewormed, great with kids, seniors & other animals. I do deliver or meet halfway. If you have more questions please call or text to 509-709-9092

AKC SPRINGERDOODLE
Spinger Spaniel × Standard Poodle puppies = Springerdoodles (aka Sproogles), beautiful non-shed, hypoallergenic brown, white & brown, tri-colored coats, wonderful temperaments, floppy ears, long tails, health tested, first & second shots, $900-1200. Text 509-822-9966 Kennewick

Available for Adoption
"THE CAMPING LITTER"

WORKING DOG MIX Males & Females | 3 months old

A mix of two working breeds, these pups are adorable, sweet, and full of promise — but let's be real: puppies are work. The first year matters so much, and we are looking for families who are ready to invest time, patience, training, structure, and lots of positive experiences to help them grow into well-balanced adult dogs.

These puppies are smart, busy, curious, and naturally ready to have a job on a **FARM, RANCH OR HOME WITH ACREAGE.**

Working on potty & crate training, collar exposure, and have been around kids.

Training is non-negotiable for this pack! They are the perfect age for Puppy Kindergarten, followed by a basic obedience class before they turn one and we are happy to provide trainer referrals in our area. Out of area? We can help point you toward options too.

Each puppy has DHPPV vaccines, dewormed, microchip, & will come home with leash, collar, puppy food, and a favorite blanket/ toy. Puppies are altered before adoption. Follow-up vet care, including remaining puppy shots and rabies, will be the adopters responsibility.

Adoption Fee is $350

The Furry Farm Rescue

Please head on over to **www.TheFurryFarmRescue.org** & complete an Application

AKC AMERICAN AKITA PUPPIES
Born June 12, 7 males & 2 females available for $1300 non papered; $1800 for limited AKC, or $2300 full AKC. Taking deposits to secure your pick. Call or text 206-578-2744 Chehalis

FRENCH BULLDOGS
4 females & 1 male, $2000. 509-380-4722

GERMAN SHEPHERD PUPPIES
This litter is from AKC registered parents & can also be registered with the AKC, sire & dam on site. Sire is 100lbs & absolutely beautiful, loves to hunt, fish, boat, go to home depot & relax in his truck bed. He is hip & elbow certified. Dam is incredibly friendly & my daughter's personal companion. Both dogs cuddle up nightly with their cat family. Lots of references. 509-301-0638

YORKIE PUPPIES
Ready for their forever homes, have had dewclaws & tails done, shots up to date, 8 weeks, asking $600. 541-449-3798 Stanfield, OR

AKC FRENCH BULLDOG PUPPIES
5 handsome males & 1 beautiful female looking for their forever homes! Males $2500, female $3000. AKC registered, dewormed, up to date vaccines, healthy, playful & well socialized. Text/call 509-853-8302 or 509-426-8174 for more information, photos, or to reserve your puppy! Selah

MAINE COON/ NORWEGIAN FOREST CAT KITTENS
Beautiful, healthy, home raised, some polydactyl, ready for loving homes, $1200 each. Serious inquiries only. For details & pictures, call 206-235-2213 Craigmont

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AKC English Cream/-Golden Retriever puppies born June 17, ready for new homes on August 12, Golden mother on site, father is an English Cream. Puppies are registered, vaccinated, dewormed & vet checked. $1200 males, $1300 females. Non-refundable deposit required. Call 509-859-4840 to reserve your puppy today!

FULLBRED YORKIE PUPPIES
We have 3 girls & 3 boys, the mom & dad are on site, very cute & playful, they will be small, $1000. For more pictures or videos, text 509-975-0200 Spokane

2 MALE FRENCH BULLDOG
Full AKC registration, 7 weeks old, up to date on vaccinations & deworming, healthy. $2200. For more information, call or text 509-840-8491 Pasco

MINIATURE POODLE & POMAPOO PUPPIES
Six & seven weeks old, $1000 & up. Please call or text for additional information, 509-770-5933 Moses Lake

RED LAB PUPPIES
Five males & one female available. AKC with breeding rights, dewormed, dew claws removed & vaccinated. Born June 4, ready for new homes July 30. Sire & dam both have elbow & hip certificates, as well as DNA tests. Males $1250 & female $2000. Call & leave a message, if I don't pick up I will call back shortly. 509-499-4248 Spokane

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 7lbs, dad is 6lbs, vaccinations & deworming up to date, well socialized, 1 female & 3 males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now $700. Please text or call, 509-828-7042 or 509-868-7223 Spokane Valley

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CHIHUAHAS!
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Twelve week old male, current on shots & dewormed. Texts only, 509-385-7281 Dayton

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COTON DE TULEAR PUPPIES
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We have 2 boys & one girl Purebred Pomeranians who need loving homes. They are lively, good eaters, love to play & have a lot of fun, & are very loving. Their first shots will be provided before they leave us. $500 each. Call Wayna or Dan at 509-796-2821 Reardan

PUREBRED FEMALE SHIH TZU
Almost 6 months old, no mixed breeding, non-shedding, very cute & started on potty training, $600. Texts only, 509-994-8412 Medical Lake

PUREBRED POMERANIAN PUPPIES
One female & two males, will be ready July 25. For more information & pictures, text 509-220-7097 Spokane

DACHSHUND PUPPIES
Call or text, 509-279-1099 Spokane

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

HAVENESE SHIH-TZU MIX PUPPY
One male available, raised in home, non-shedding, hypoallergenic, up to date on shots & deworming. If you're looking for a smart, loving, loyal & playful companion, $1500. To meet Benny, call Sharon 509-701-3028 Spokane Valley

OPERATION DOG TAG

OperationDogTag.org

Upon listening to a radio program revealing that 6,000 precious veterans committed suicide in 2010 from the effects of combat experience, Operation Dog Tag became Joe Scheffer's vision. As a veteran with the US Marine Corps, he brought to the table his understanding as a combat veteran and his experience as a professional dog trainer. From these humble beginnings came Operation Dog Tag, a Spokane based organization under Point Man International Ministries.

The program instructs veterans to train qualified service dogs to meet the critical needs of other combat veterans, by providing assistance with Post Traumatic Stress Disorder, crutches, canes, walkers or those who are wheelchair bound. Joe was given permission to speak with various veterans' groups, and the psychiatric floor of the VA Hospital. They too, saw the great potential.

Operation Dog Tag is determined to help veterans and their families begin living their lives again by "making man's best friend even better for a veteran." Joe hopes that suffering veterans can have a "new day, new hope, and new joy" as unconditional love leads the way. Operation Dog Tag is hoping for a van in order to transport vets or dogs, making it easier to help those unable to provide their own transportation. They would also appreciate any help in attaining items such as products to raffle off, a computer, wheelchairs, dogs that might qualify and volunteers to place phone calls. For more information, call Joe Scheffer at **509-276-4364** or visit **OperationDogTag.org**

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

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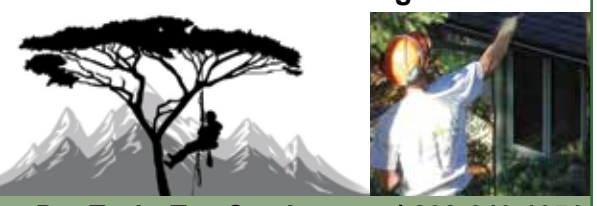

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Just a couple short blocks from the beautiful Spokane River, the Rocket Bakery & the Old Mill Grill. This 2 bedroom, 1 bathroom features fresh paint, LVP Floors, vinyl windows, a brand new mini-split, a gas fireplace, & an awesome 32x26' shop! West Valley Schools, located at 3411 N. Marquerite, offered at $324,900. Call Steve James 509-714-1183, eXp Realty 4 Degrees

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Cavco Homes, Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.-TheHomeBoys.com Open 7 days a week 9am-5pm

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Lovely lodge type main floor living rancher on 14.64 acres has an additional 7.2 acres available. 3 bedroom, 3 bath, 2912 total sq.ft. with 2 bedrooms & 2 baths on the main floor & main floor laundry. Large open living/ dining room, spacious kitchen, finished daylight walk-out basement with family room, large egress bedroom & 3/4 bath. Upper deck or lower patio has fabulous territorial views, 16' pond with fish, abundant wildlife. The 3000 sq.-ft. 50x60' barn with 4-5 stalls & concrete walls, loft for hay storage is perfect for horse lovers, huge riding arena, close to Antoine Peak for miles of trails. Plenty of room for your cars & projects in the garage/ shop, 2 large generators included. 14.64 acres listed at $750,000, include the additional 7.2 acres, $850,000. Sheri Tilton, 509-280-3000 Re/-MAX of Spokane www.-SheriTilton.com

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4 bedroom, 1 bath, 1900 sq.ft. home, scenic & private location, stream on property perfect for orchard, livestock & farm use. Additional acreage also available, $399,900 with options available for cash. Located in Hunters, Washington. For information contact Northwest Lands, www.NWLands.-com or call 509-671-1691

ALMIRA HOME FOR SALE BY OWNER
600 sq.ft. 1 bedroom, 1 bath home sitting on 0.41 acre lot. Quiet, conservative, wheat town. Fishing lakes within 25 miles, $145,000. Call or text 509-641-0510 Almira

KETTLE RIVER WATERFRONT RANCHER
Enjoy breathtaking riverfront living on 0.66 acres with stunning views & direct frontage along the Kettle River at the 1310 Line. Spacious 1,986 sq.ft. home, main floor living with no stairs, 30x40' shop with power & concrete floor. Primary suite with jetted tub, separate shower, French doors to deck & spectacular river views. Two additional bedrooms & a full bath, kitchen has quality cabinetry, matching appliances & opens to the dining room. Gas fireplace, backup generator, beautifully landscaped, underground sprinklers, raised garden beds, perennials, fruit trees & a greenhouse, oversized 26x26' garage plus shop, minutes to Barstow & outdoor recreation, $674,900. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

DUPLEX FOR RENT
3 bedroom, 1-3/4 bath, single car attached garage, new gas furnace & AC, sprinkler system & lawn service provided, fenced backyard, no pets, available now, $1950 month. Call or text, 509-701-3737 Spokane

CLASSIC CHARM IN SPRAGUE
With bonus lot across the alley. 6 bedroom, 1 bathroom, huge living room. 503 W 3rd St, listed at $300,000, Lonnie with Deese Real Estate, 509-903-3807

MAINTENANCE FREE LIVING IN EAGLE POINT
Gated 55+ golf course community in Deer Park. Open house Saturday, July 25, 11am-1pm, 1109 N Country Club Drive #11. This one-level, zero-step condo offers an award-winning floor plan with golf course views & easy access to the country club. Quality finishes include white quartz counters, custom cabinets, LVP flooring, tile backsplash, stainless gas appliances, central A/C, solar panels, tankless hot water, & an instant hot water dispenser. The open kitchen features a large island overlooking the living area with a fireplace, custom tile surround, & built-in storage. The primary suite includes two oversized closets, dual vanity, & a walk-in tiled shower. The second bedroom features a California Closets Murphy bed, while the third bedroom/ office has double glass doors. HOA covers mowing & exterior maintenance. Offered at $574,900. Bill O'Dea 509-714-3814, Windermere North/Deer Park

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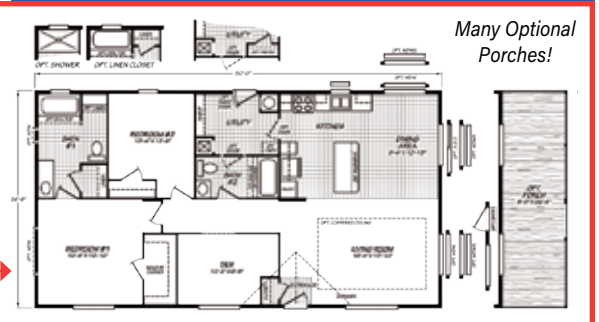

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THINKING AHEAD

Manufactured home sales in our rural area continue to represent a significant percentage of the residential sales in this market. The advantages of quicker installation, along with the fact that they are generally less expensive than site-built homes, make this housing option attractive. If you are considering a manufactured home as an alternative to building, or if you are thinking about purchasing an existing manufactured home, here are a few things to consider that may make its future resale a little easier.

Homes built after 1976 and delivered with axles attached to the frame are considered manufactured homes (homes built before that date are considered mobile homes). Each section of a manufactured home should have a serial number stamped on the foremost crossmember of the frame, along with a red aluminum HUD label bearing a unique sequential number attached to the exterior end of the home.

Homeowners should take care not to remove or paint over these labels, as they must be present for many types of financing. All manufactured homes that meet nationwide HUD standards have a data plate, also known as a Compliance Certificate, attached to the structure. This document contains important information such as the date of manufacture, HUD numbers, serial number, roof snow load, and other construction specifications.

The data plate can usually be found under the kitchen sink, inside a bedroom closet, or inside the electrical panel. Snow load information is especially important when installing a new home because requirements differ among jurisdictions, and microclimates can vary greatly in annual snowfall. Although manufactured homes are initially titled like a motor vehicle, they are often converted to real property by eliminating the title when an institutional lender is involved. This assures the lienholder that the collateral cannot be removed from the property because the home cannot legally be moved without a title.

Most lenders require a permanent foundation complete with tie-downs and concrete runners. Many contractors simply follow county installation guidelines rather than going the extra mile to meet FHA and VA standards, which require longitudinal tie-downs as well as lateral tie-downs. In addition, some contractors neglect to obtain the required Washington State Department of Labor & Industries (L&I) permits when modifications, such as lean-to porches, are added.

Certification by a structural engineer is also required for FHA loans. Even though most manufactured homes are bottom-wrapped with their own vapor barrier, lenders typically require an additional vapor barrier on the surface of the ground. Thinking ahead to the time when you decide to sell your property can make the process much easier than retrofitting the home at the point of sale.

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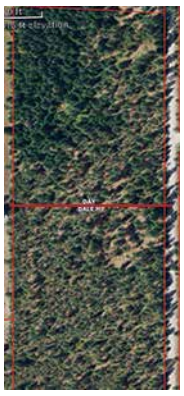

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Surveyed & recorded Chattaroy Hills neighborhood, 11.7 acres each of timbered rural traditional use land, both parcels contain access to power, water & XFinity cable at Regal Road. Parcel B also has an existing shed & a mobile home pad, asking $175,000 per parcel. Contact information, email dhday64@yahoo.com or call or text Dale Day, 509-385-6073

30 ACRES LOWER MT. SPOKANE
Beautiful Mt. Spokane forest land with a perfect clearing area for building, $575,000. Call Jerry 509-217-2870 Mead

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Whitworth water close by, has small creek, hay field & varied terrain, $950,000. 509-327-5131 or email Land@NorthwestLandBrokers.com

45 ACRES, WATER, POWER & FINANCING
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20 ACRES WITH BIG TIMBER, WATER FEATURES & BIG GAME
Located close to Diamond Lake. Mountain views, varied terrain. Several seasonal ponds, private but accessible, convenient for hunting, RVing, etc. Unimproved but options for power & fiber are available. Starting at $124,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

UNDEVELOPED 2.77 ACRE PARCEL, LINCOLN WASHINGTON
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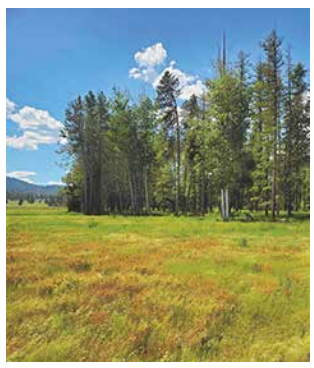
21 ACRES WITH FULLY IMPROVED HOME SITE & YEAR ROUND CREEK
New well, septic system & 400amp power, RV pad & high speed fiber optic internet installed, located near Usk, $219,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

STUNNING SOUTHERLY EXPOSURE, 11 ACRES WITH BEAUTIFUL VIEWS
Excellent privacy, West Davis Road, Deer Park, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $179,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

87.16 ACRE PROPERTY WITH POWER & WELL, PRICE REDUCED!
This exceptional property offers the freedom & infrastructure buyers are looking for! Featuring a high-producing 50+ GPM well, installed 400-amp power service, & no CCRs. Located in Spokane County near Cheney & Spokane, this buildable acreage is ideal for a custom home, horse property, farm, ranch, recreational retreat, or future development opportunity. Fully fenced, productive hay ground, open pasture, & a year-round pond, creating an excellent setting for livestock, horses, & agricultural use. With subdivision potential into multiple parcels, buyer to verify, this property also presents a valuable investment opportunity for builders & developers. Enjoy the privacy of country living while remaining just minutes from Cheney, Spokane, & Spokane International Airport. Rarely does a property combine acreage, infrastructure, flexibility, & development potential in such a desirable location, $499,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

STUNNING 157.08 ACRE ESTATE OFFERING SWEEPING VIEWS
In Rockford, views of Mica Peak, serene privacy, abundant wildlife & exceptional amenities, the property features 118 productive farmed acres providing an agricultural tax exemption, mature trees & Rock Creek running along the property's edge, two expansive shops measuring 30x42' & 30x60' include power, concrete floors & oversized sliding doors, offering ideal space for large equipment, storage, or workshop use, with power & a private well already in place, this is a rare opportunity to build your dream home, hobby farm, or rural retreat with plenty of room to roam. This remarkable property is being offered for the first time ever. Estate sale, sold as is, $773,000. Listed by Bambi Burrus 509-993-5897, Kelly Right Real Estate



30 ACRES DEER PARK
40 plus gpm well, driveway is in, secluded with views. Power is close, 10 acres of timber, 10 acres sub-irrigated pasture, 10 acres open ground with multiple building sites. $299,000, owner will carry contract with 25% down at 7% interest, terms negotiable. Call Chris, 509-939-3547

STUNNING 36 TREED ACRES IN USK
This large, treed rolling area has some wonderful building sites, great diversity of trees & it is about a pretty as it gets! Bonneville lines run on the side of the property, but the rest is pretty much untouched. Total privacy, 29 acres are under designated forest land taxes so if left in the tax designation taxes they are amazingly cheap. Located off Flowery Trail Road that goes to Chewelah & not far from Cusick & Usk, just over an hour to Spokane, $350,000. Call Rosemary Barber, First Look Real Estate, 509-981-1813

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